

091.0

0002

0015.C

Map

Block

Lot

1 of 1

Residential  
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

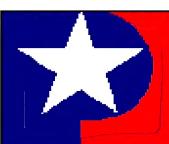
642,900 / 642,900

USE VALUE:

642,900 / 642,900

ASSESSED:

642,900 / 642,900


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		JANET RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHEN LUCY	
Owner 2: FOXLIN SUSAN CHU	
Owner 3:	
Street 1: 6 JANET RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ABBONDANZIO SHAUN E -	
Owner 2: CALORE GRACE -	
Street 1: 6 JANET RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Aluminum Exterior and 1793 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6013.000	222,600		420,300	642,900		58476
Total Card	0.138	222,600		420,300	642,900	Entered Lot Size	GIS Ref
Total Parcel	0.138	222,600		420,300	642,900	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	358.52	/Parcel: 358.52	Land Unit Type:	Insp Date
							11/30/18

PREVIOUS ASSESSMENT								Parcel ID	091.0-0002-0015.C	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	222,600	0	6,013.	420,300	642,900		Year end	12/23/2021
2021	101	FV	214,300	0	6,013.	420,300	634,600		Year End Roll	12/10/2020
2020	101	FV	214,300	0	6,013.	420,300	634,600	634,600	Year End Roll	12/18/2019
2019	101	FV	184,200	0	6,013.	426,300	610,500	610,500	Year End Roll	1/3/2019
2018	101	FV	184,200	0	6,013.	318,200	502,400	502,400	Year End Roll	12/20/2017
2017	101	FV	184,200	0	6,013.	288,200	472,400	472,400	Year End Roll	1/3/2017
2016	101	FV	184,200	0	6,013.	276,200	460,400	460,400	Year End	1/4/2016
2015	101	FV	183,300	0	6,013.	234,200	417,500	417,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
ABBONDANZIO SHA	41629-470		12/17/2003		374,000	No	No				
FITZPATRICK KEV	28907-350		7/31/1998		240,000	No	No	Y			

BUILDING PERMITS								ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
9/27/2017	1265	Insulate	4,800	C					12/19/2019	Mail Update	MM
									11/30/2018	MEAS&NOTICE	HS
									12/4/2008	Meas/Inspect	345
									6/3/2004	MLS	HC
									3/28/2000	Inspected	264
									3/13/2000	Measured	PATRIOT
									8/4/1993		RV

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits

Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013	Sq. Ft.	Site	0	70.	1.00	5						420,274					420,300		

**EXTERIOR INFORMATION**

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:	8 - Brick Veneer	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE W/RED BRICK	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average	OF=SINK IN BMT. SCUTTLE..
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:	1	Rating: Fair	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1
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**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1958
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond: AV - Average

31. %

Functional:

%

Economic:

%

Special:

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Override:

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Total:

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